

# EDEN MIXED-USE DEVELOPMENT

## PRELIM PLAN SET 3-16-23 EDEN, WEBER, UTAH

### TRAFFIC CONTROL & SAFETY NOTES

1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, AND THE CURRENT CITY STANDARD DRAWING, AND SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO ANY WORK.
2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
4. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER
6. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

### UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

### NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS". THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

### SANITARY SEWER GENERAL NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH CITY STANDARDS AND SPECIFICATIONS.
2. ALL GRAVITY SANITARY SEWER LINES SHALL BE SDR-35 PVC MATERIAL. SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
3. DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT.
4. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE.
5. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE PUBLIC WORKS SANITARY SEWER DEPARTMENT HEAD PRIOR TO FINAL ACCEPTANCE.
6. COMPACTION TESTING OF ALL TRENCHES WITH THE PROJECT SITE MUST BE ATTAINED AND RESULTS SUBMITTED TO THE CITY ENGINEER PRIOR TO FINAL ACCEPTANCE.
7. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINE.
8. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.
9. CAMERA TESTING AND PRESSURE TESTING PER CITY STANDARD.

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### GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE CITY ENGINEER, PLANNING, CODES AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE DESIGNATED PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
5. THE CONTRACTOR SHALL HAVE ONE (1) COPY OF APPROVED PLANS, AND ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT DRAWINGS ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE CITY INSPECTOR AT ALL TIMES.
11. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTORS SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.

### SWPPP GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY THE CITY AND STATE.
2. ALL STRUCTURAL EROSION MEASURES SHALL BE INSTALLED AS SHOWN ON THE SWPPP PLAN, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.

### STORM SEWER GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
  - A) OBTAIN ALL REQUIRED PERMITS FROM THE CITY OR REGULATORY AGENCIES, INCLUDING PERMITS TO WORK IN THE RIGHT-OF-WAY.
  - B) RESTORATION OF EXISTING IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, SOD, LANDSCAPING, PAVEMENT, SPRINKLER SYSTEM.
  - C) VERIFICATION AND PROTECTION OF ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF CONSTRUCTION.
  - D) PROVIDING AS-BUILT DRAWINGS TO THE CITY AND THE ENGINEER.
  - E) ALL PERMITTING, DEVELOPMENT, LOCATION, CONNECTION AND INSPECTION AND SCHEDULING FOR SUCH.
2. ALL STORM SEWER CONNECTIONS SHALL BE IN CONFORMANCE WITH CITY STANDARDS AND SPECIFICATIONS.
3. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH CITY STANDARDS AND SPECIFICATIONS AND PLANS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO PLACEMENT OF ASPHALT PAVING.
4. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE ENGINEER AND THE CITY PRIOR TO FINAL ACCEPTANCE.
5. ALL STORM DRAIN PIPES IN THE CITY RIGHT-OF-WAY SHALL BE RCP CL III.
6. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING LIDS. ALL STORM SEWER LIDS SHALL BE LABELED "STORM DRAIN".
7. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.

### GENERAL GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST APWA STANDARDS AND SPECIFICATION FOR PUBLIC WORKS AND THE CITY STANDARDS. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND ENTRIES. FINISHED GRADE AT FOUNDATION FOR WOOD FRAMED STRUCTURES SHALL BE 8 INCHES BELOW TOP OF FOUNDATION AND DRAINAGE SHALL BE A MINIMUM OF 5% WITHIN 10 FEET FROM THE BUILDING.
2. MAXIMUM SLOPES SHALL BE 3:1 FOR CUT AND FILL UNLESS OTHERWISE NOTED.
3. COMPACTION REQUIREMENTS AND TESTING SHALL BE PERFORMED TO MEET THE CITY STANDARDS.
4. NO FILL SHALL BE PLACED UNTIL VEGETATION HAS BEEN REMOVED AND SUB-GRADE PREPARED PER THE SOILS REPORT.
5. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
6. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN BY INSTALLING BMP'S PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES. CONTACT THE CITY INSPECTOR FOR INSPECTION.
7. ALL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ALL SUBSEQUENT REPORTS, ADDENDUM ETC. SHALL BE CONSIDERED A PART OF THIS GRADING PLAN AND SHALL BE COMPLIED WITH.
8. THE CONTRACTOR SHALL CONTACT BLUE STAKES FOR LOCATION MARKING PRIOR TO COMMENCING EXCAVATION ACTIVITIES.
9. CITY MAY REQUIRE A PRE-CONSTRUCTION MEETING BEFORE A PERMIT IS ISSUED.
10. STREETS ADJACENT TO THE PROJECT SHALL BE CLEAN AT ALL TIMES.
11. CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR ALL REQUIRED INSPECTIONS.
12. PRIOR TO TAKING WATER FROM A CITY FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE WATER UTILITY TO OBTAIN A WATER METER.

### CULINARY WATER GENERAL NOTES

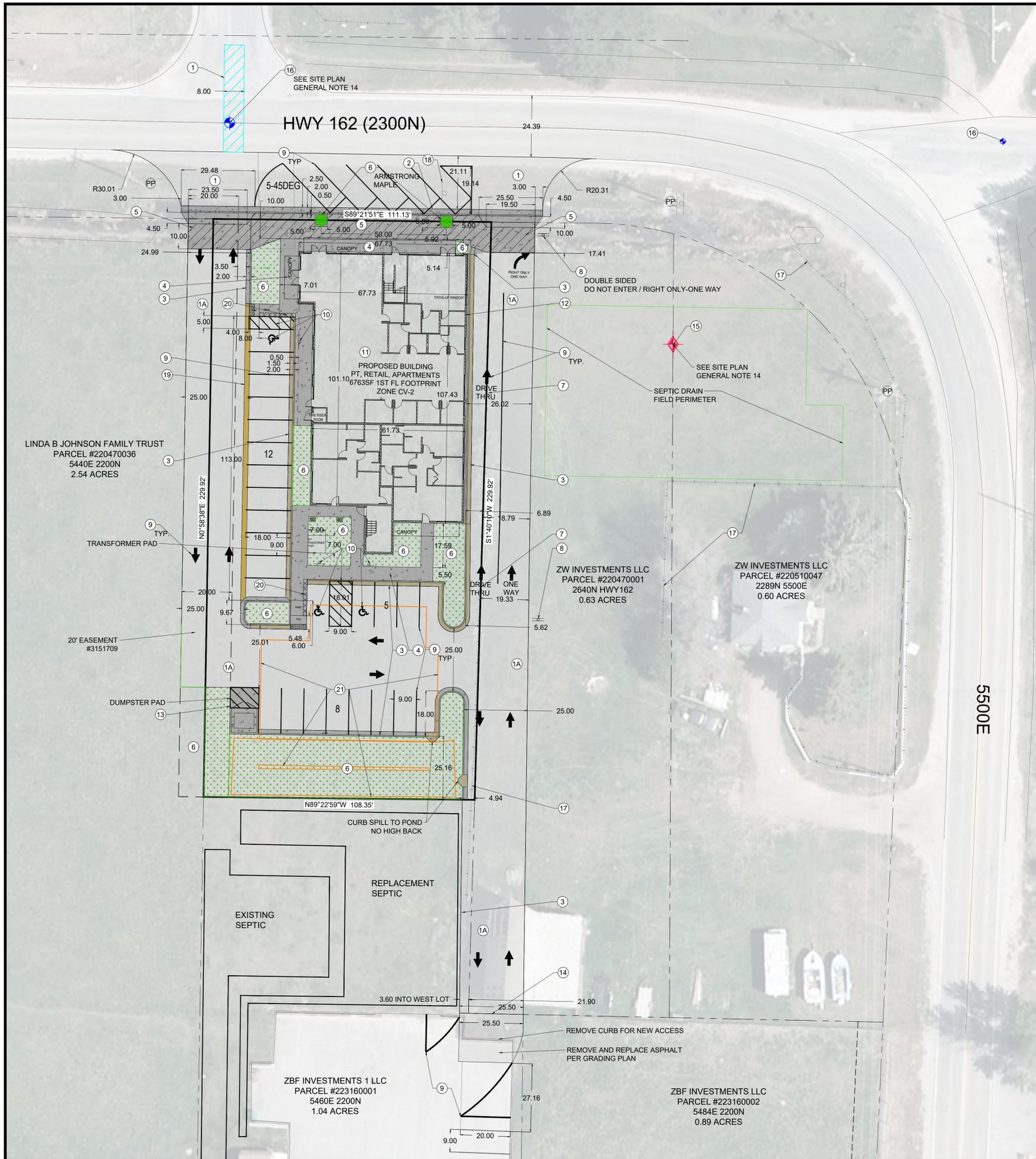
1. ALL INSTALLATION AND MATERIALS SHALL CONFORM TO WATER UTILITY STANDARDS, SPECIFICATIONS AND PLANS.
2. THRUST BLOCKING IS REQUIRED AT ALL BENDS AND FITTINGS. TIE RODS SHALL BE USED AT ALL BENDS AND FITTINGS WHERE THRUST BLOCKS DO NOT BEAR AGAINST UNDISTURBED SOIL.
3. ALL WATERLINES AT SEWER CROSSINGS SHALL BE LOCATED ABOVE AND HAVE AN 18-INCH VERTICAL SEPARATION FROM THE SEWER PIPE. IF THIS IS NOT PROVIDED, THE WATERLINE SHALL BE INSTALLED WITH 20 L.F. OF CONCRETE CASING CENTERED OVER THE SEWER PIPE.
4. DISINFECTION TESTS SHALL BE PERFORMED BY THE WATER UTILITY WITH COOPERATION FROM THE CONTRACTOR IN PERFORMING ANY NECESSARY EXCAVATION AND SUBSEQUENT BACKFILLING AT NO COST TO THE CITY.
5. CHLORINATION OF COMPLETED WATER LINE. THE NEW WATER LINES SHALL BE DISINFECTED BY CHLORINATION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL RELATED COSTS AND FEES RELATED TO THE CHLORINATION OF THE COMPLETED WATER LINE. THIS TEST SHALL BE PERFORMED PRIOR TO CONNECTION OF THE NEW WATER LINES TO THE EXISTING WATER SYSTEM. THE CONTRACTOR SHALL NOTIFY THE WATER UTILITY AT LEAST 24 HOURS BEFORE THE CHLORINATION IS DESIRED.
6. A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET SHALL BE MAINTAINED FROM SANITARY SEWER MAINS.
7. UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE AWWA C900 PVC CLASS 150, PER ASTM D2241.
8. CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM THE WATER UTILITY.
9. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.
10. THERE SHALL BE A WATER SUPPLY TO THE DEVELOPMENT BEFORE ANY WOOD CONSTRUCTION STARTS.
11. THE WATER UTILITY REQUIRES THE USE OF CORROSION RESISTANT MATERIALS FOR ALL CULINARY WATER IMPROVEMENTS. SPECIFICALLY, ROMAC BLUE BOLTS OR STAINLESS STEEL BOLTS MUST BE USED ON ALL FITTINGS. FURTHER, ALL METAL FITTINGS SHALL BE POLY WRAPPED.

WEBER COUNTY ENGINEER TUCKER WEIGHT 2380 WASHINGTON BLVD #240 OGDEN, UTAH 84401 801-399-8374	EDEN WATER EDEN WATERWORKS CO THOMM SUMMERS 5402 EAST 2200 NORTH EDEN, UTAH 84310 801-603-6082	NO SEWER UTILITY IN AREA	NO STORM WATER UTILITY IN AREA
NO SECONDARY UTILITY IN AREA	WEBER COUNTY ROADS KELLY HIPWELL 2222 SOUTH 1900 WEST OGDEN, UTAH 84401 801-399-8396	WEBER COUNTY INSPECTOR 2380 WASHINGTON BLVD #270 OGDEN, UTAH 84401 801-399-8770	EDEN IRRIGATION THOMM SUMMERS EDEN, UTAH 84310 801-603-6082

ALL IMPROVEMENTS TO CONFORM TO CURRENT COUNTY STANDARDS AND SPECIFICATIONS  
CULINARY WATER IMPROVEMENTS TO CONFORM TO THE WATER UTILITY'S STANDARDS AND SPECIFICATIONS  
SECONDARY WATER IMPROVEMENTS TO CONFORM TO THE SECONDARY WATER UTILITY'S STANDARDS AND SPECIFICATIONS

EDEN MIXED-USE DEVELOPMENT

PRELIM PLAN SET 3-16-23



SITE INFORMATION		
ASPHALT	16319 SF	50.72%
CONCRETE	4364 SF	13.56%
BUILDING	6763 SF	21.02%
LANDSCAPE	4728 SF	14.70%
TOTAL SITE AREA	32174 SF	100.00%
	7386 ACRES	

**PARKING REQUIRED -**  
 BACHELOR/ BACHELORETTE AND FAMILY = 1.75 SPACES PER DWELLING, 8 DWELLINGS = 8\*1.75= 14 STALLS  
 CLINIC = 4 SPACES PER PROFESSIONAL, ONE SPACE PER SUBORDINATE STAFF= 4+1+4= 9 STALLS  
 RETAIL WITH DRIVE THRU = 1 SPACE PER 200 SQFT WITH 4 CAR STACKING = STACKING IS MET, 701/200= 3.505 - 4 STALLS  
 14+9+4 = 27 STALLS NEEDED  
 PARKING PROPOSED - 30 STALLS / 3 ADA STALLS INCLUDED

LEGEND	
BUILDING	_____
SIDEWALK	_____
TBC	_____
PARKING STRIPING	_____
SETBACK	_____
EASEMENT	_____
CENTERLINE	_____
BOUNDARY	_____
NEW ASPHALT	_____
NEW CONCRETE	_____
NEW LANDSCAPING	_____
UTILITY TRENCHS	_____
NEW CURB AND GUTTER	_____
OPEN FACE CURB	_____
NEW WATERWAY	_____

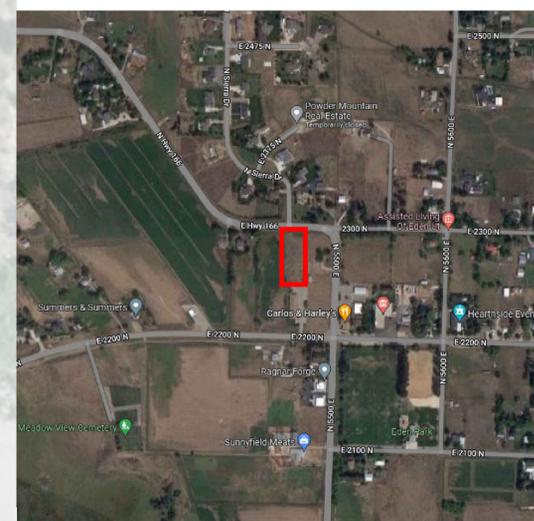
- SITE PLAN KEYNOTES**
- PROPOSED ASPHALT (PER WEBER COUNTY STANDARDS, SEE SHEET C8 DETAIL 5, 10)
  - PROPOSED SITE ASPHALT (PER GEOTECH REPORT#17705)
  - PROPOSED CURB AND GUTTER (PER WEBER COUNTY STANDARDS, SEE SHEET C8 DETAIL 8)
  - PROPOSED SITE CURB AND GUTTER (SEE SHEET C7 DETAIL 3)
  - PROPOSED SITE SIDEWALK (SEE SHEET C7 DETAIL 2)
  - PROPOSED TRAIL (CONCRETE IN FRONT OF THE BUILDING AND ASPHALT CONNECTIONS, PER WEBER COUNTY STANDARDS, SEE SHEET C8 DETAIL 10)
  - PROPOSED LANDSCAPING (DETAIL TO BE PROVIDED BY OTHERS)
  - PROPOSED DRIVE THRU
  - PROPOSED ONE WAY, DOUBLE SIDED RIGHT ONLY ONE WAY/DO NOT ENTER SIGN
  - PROPOSED PAVEMENT MARKING
  - PROPOSED ADA PARKING UNLOADING ZONE, SYMBOL, AND SIGN (SEE SHEET C7 DETAILS 13, 14, 15)
  - PROPOSED BUILDING
  - PROPOSED DRIVE THRU WINDOW
  - PROPOSED TRASH ENCLOSURE AND BOLLARDS (SEE SHEET C8 DETAIL 1, C7 DETAIL 16)
  - PROPOSED ROAD CONNECTION TO SOUTH LOT FOR ADDITIONAL ACCESS
  - EXISTING SECTION MONUMENT (TO FOLLOW WEBER COUNTY SURVEYING MONUMENT PERMIT REGULATIONS AND GUIDELINES)
  - EXISTING ROAD CENTERLINE MONUMENT
  - EXISTING FENCE
  - RELOCATE EXISTING STREET SIGN
  - PROPOSED 2' WATERWAY (SEE SHEET C7 DETAIL 4)
  - PROPOSED THICKENED EDGE SIDEWALK (SEE SHEER C7 DETAIL 5)
  - PROPOSED DETENTION POND AND UNDERGROUND DETENTION (SEE SHEET C2 FOR MORE DETAIL, UNDERGROUND DETAILS ON SHEET C9)

- SITE PLAN GENERAL NOTES**
- STALLS DESIGNATED AS ADA WILL REQUIRE A PAINTED ADA SYMBOL AND SIGN.
  - ALL EXTERIOR DOORS REQUIRE A LEVEL EXTERIOR LANDING WITH A MAX. SLOPE OF 2%.
  - ACCESSIBLE ROUTES AND ADA RAMPS TO BE INSTALLED AS PER ADA STANDARDS.
  - ACCESSIBLE ROUTE TO BE A MAX. SLOPE OF 5% AND A MAX. CROSS SLOPE OF 2% 2009 ANSI 117.403.3.
  - MAXIMUM ELEVATION DIFFERENCE BETWEEN THE ASPHALT SURFACE OF THE PARKING SURFACE AND THE BOTTOM OF THE CONCRETE CURB RAMPS OR SIDEWALK HEIGHT SHALL NOT EXCEED 1/2" VERTICAL OR 1/2" WHEN BEVELED. 2009 ANSI 117.303.502.5.
  - AISLE MARKINGS, SOLID DIRECTIONAL ARROWS AND STOP BARS WILL BE PAINTED AT EACH DRIVEWAY AS SHOWN ON THE PLANS.  
SEE ALSO DETAIL SHEETS.
  - BUILDING SIDEWALKS, RAMPS, AND BOLLARDS ARE RESPONSIBILITY OF THE BUILDING CONTRACTOR. SEE ARCHITECTURAL PLANS.
  - SEE ELECTRICAL SITE PLAN FOR SITE LIGHTING DETAILS.
  - ALL DIMENSIONS ARE TO TOP BACK OF CURB AND TO THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
  - ALL INLETS SHALL HAVE BICYCLE SAVE GRATES.
  - MAX LANDSCAPE AREAS TO BE IRRIGATED WILL BE 20% (PER WEBER COUNTY STANDARDS, PER LANDSCAPE PLAN).
  - NEW CULINARY WATER AND SANITARY SEWER SERVICE LATERALS TO BE STUBBED TO 5' OUTSIDE OF NEW BUILDING. PRIOR TO CONNECTING A NEW SEWER SERVICE LATERAL, THE CONTRACTOR SHALL CAMERA THE EXISTING SEWER MAIN TO IDENTIFY LOCATION OF EXISTING LATERALS AND INFORM OWNER AND ENGINEER.
  - PROTECT ALL EXISTING SECTION CORNER AND SURVEY STREET MONUMENTS. COMPLIANCE WITH ALL PERTINENT SURVEYING CODES, LAWS AND REGULATIONS INCLUDING BUT NOT LIMITED TO UTAH STATE CODE TITLE 17 CHAPTER 23 IS REQUIRED. COORDINATE ALL SURVEY STREET MONUMENTS INSTALLATION, GRADE ADJUSTMENTS AND FEES AND ALL REQUIRED PERMITS WITH WEBER COUNTY SURVEYOR'S OFFICE PRIOR TO REMOVAL OR DISRUPTION OF EXISTING MONUMENT.

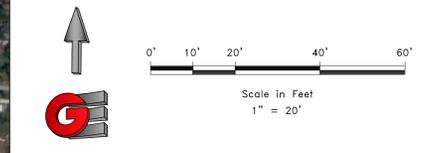
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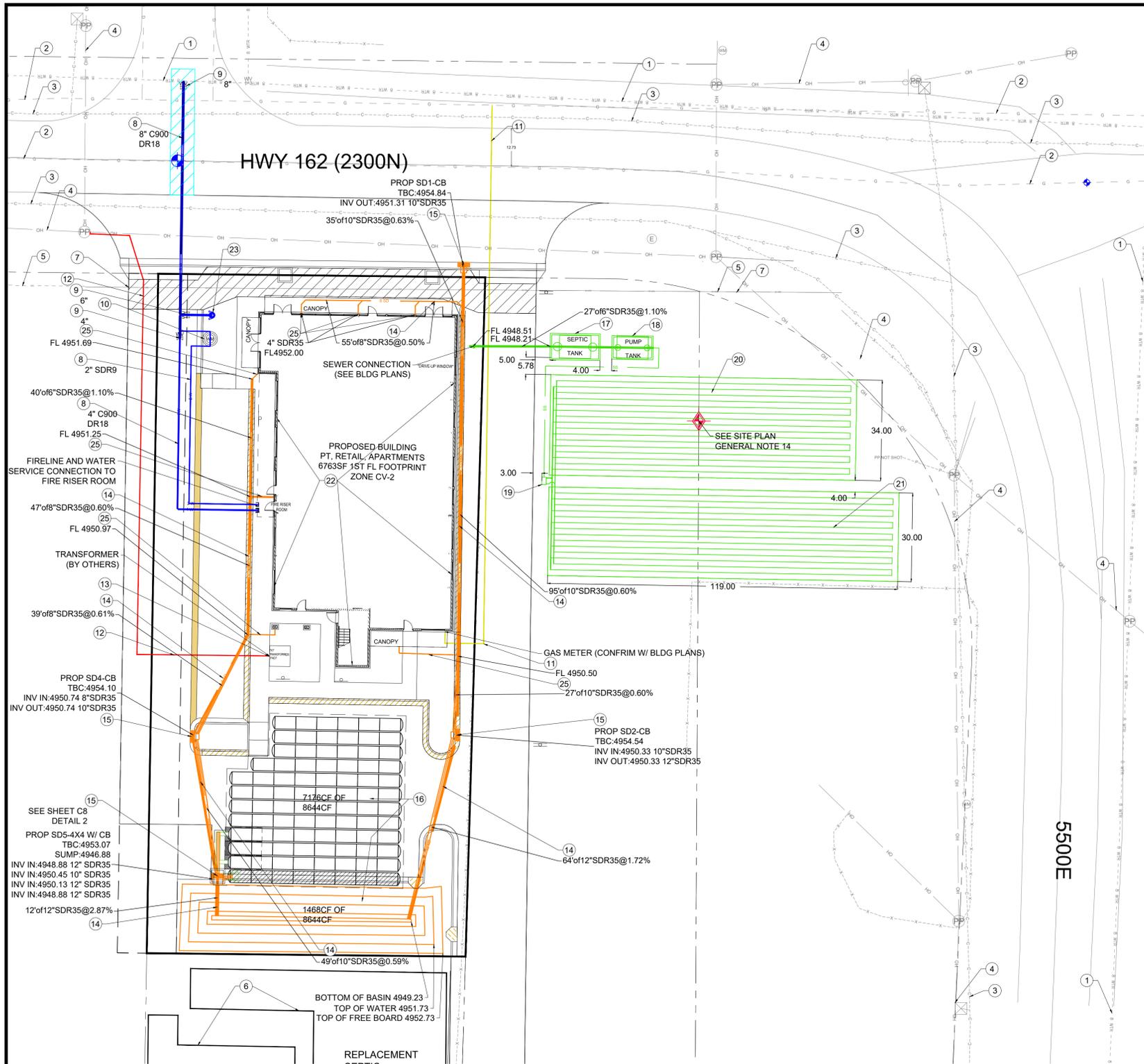
**SITE PLAN**  
 EDEN MIXED-USE DEVELOPMENT  
 5461E 2300N  
 EDEN, WEBER, UTAH



BENCHMARK - WEBER COUNTY CENTERLINE MONUMENT, ELEVATION 4953.64', GPS 41.3036571', -111.8136457', NORTH EAST OF SITE ON 2300 NORTH.  
 OWNER - ZBF INVESTMENTS I LLC, 2600 WASHINGTON BLVD OGDEN, UTAH 84401-3614



**GARDNER ENGINEERING**  
 CIVIL-LAND PLANNING  
 MUNICIPAL-LAND SURVEYING  
 5150 SOUTH 375 EAST OGDEN, UT  
 OFFICE: 801-476-0202 FAX: 801-476-0066



**UTILITY PLAN KEYNOTES**

- 1 EXISTING EDEN WATER 8" LINE (CLASS 1 60PSI PIPE)
- 2 EXISTING DOMINION 6" GAS LINE (LP PLASTIC, HP)
- 3 EXISTING LUMEN FIBER / CABLE LINE
- 4 EXISTING ROCKY MTN POWER LINE
- 5 EXISTING IRRIGATION DITCH
- 6 EXISTING SEPTIC SYSTEM
- 7 EXISTING 24" RCP IRRIGATION PIPE
- 8 PROPOSED WATER LINE (SIZE AND MATERIAL PER TAG, PER EDEN WATER STANDARDS SEE SHEET C7 DETAIL 6,7)
- 9 PROPOSED WATER VALVE (SIZE PER TAG, PER EDEN WATER STANDARDS, SEE SHEET C7 DETAIL 8)
- 10 PROPOSED 2" WATER METER (PER EDEN WATER STANDARDS, SEE SHEET C7 DETAIL 9)

- 11 PROPOSED GAS LINE (VISUAL NOT ACTUAL, TO BE DESIGNED BY DOMINION)
- 12 PROPOSED UNDERGROUND POWER LINE (VISUAL NOT ACTUAL, TO BE DESIGNED BY ROCKY MTN POWER)
- 13 PROPOSED TRANSFORMER PAD (SIZE PER ROCKY MTN POWER)
- 14 PROPOSED STORM DRAIN LINE (PER WEBER COUNTY STANDARDS, SEE SHEET C7 DETAIL)
- 15 PROPOSED STORM DRAIN STRUCTURE (PER WEBER COUNTY STANDARDS, SEE SHEET C8 DETAIL 11)
- 16 PROPOSED OPEN POND/UNDERGROUND RETENTION SYSTEM (SEE SHEET C4 FOR MORE DETAIL, SEE SHEET C9 FOR UNDERGROUND DETAILS)
- 17 PROPOSED SEPTIC TANK (PER SEPTIC DESIGN)
- 18 PROPOSED SEPTIC PUMP TANK (PER SEPTIC DESIGN)
- 19 PROPOSED PRIMARY DRAIN FIELD (PER SEPTIC DESIGN)
- 20 PROPOSED REPLACEMENT DRAIN FIELD (PER SEPTIC DESIGN)
- 21 PROPOSED SEPTIC DRAIN FIELD DIVERSION BOX (PER SEPTIC DESIGN)
- 22 PROPOSED SITE LIGHTING (PER BUILDING PLANS, DETAIL BY OTHERS)
- 23 PROPOSED FIRE HYDRANT (PER EDEN WATER STANDARDS, SEE SHEET C7 DETAIL 12)
- 25 ROOF DRAIN (SEE BLDG PLANS)

**CULINARY WATER NOTES**

1. ALL CULINARY WATER LINE INSTALLATION AND MATERIALS SHALL CONFORM TO EDEN WATER STANDARDS, SPECIFICATIONS AND PLANS.
2. UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE AWWA C900 PVC DR18, PER ASTM D2241.
3. CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM LINDON CITY WATER UTILITY.
4. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.
5. IRRIGATION SHALL BE PROVIDED BY LANDSCAPE DESIGN. CONNECTIONS TO CULINARY SYSTEM SHALL MEET DISTRICT REQUIREMENTS WITH BACKFLOW PREVENTER.

**SANITARY SEWER NOTES**

1. ALL UTILITY CONSTRUCTION SHALL BE IN CONFORMANCE WITH CITY STANDARDS AND SPECIFICATIONS.
2. ALL GRAVITY SANITARY SEWER LINES SHALL BE SDR-35 PVC MATERIAL, UNLESS OTHERWISE SPECIFIED. SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
3. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINE.

**STORM DRAIN NOTES**

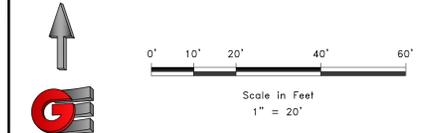
1. ALL UTILITY CONSTRUCTION SHALL BE IN CONFORMANCE WITH CITY / UDOT STANDARDS AND SPECIFICATIONS WHERE APPLICABLE.
2. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF STORM DRAIN SYSTEM.
3. ROOF DRAINS SHALL BE TIED INTO THE STORM DRAIN SYSTEM PER BUILDING PLANS OR AS INDICATED ON UTILITY PLAN.
4. ROOF DRAIN TO BE COORDINATED AS NEEDED.

**GENERAL UTILITY NOTES**

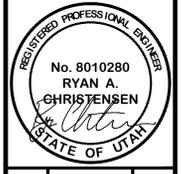
1. CONTRACTOR IS TO COORDINATE THE INSTALLATION OF THE GAS LINE METER WITH DOMINION ENERGY
2. CONTRACTOR IS TO COORDINATE THE INSTALLATION OF THE WATER METER AND CONNECTION TO EXISTING LINE, PER LOCAL WATER UTILITY STANDARDS.
3. SEE ARCHITECTURAL/MECHANICAL DRAWINGS FOR EQUIPMENT DETAILS AND CONTINUATION INSIDE BUILDING, TRENCH DRAIN, AND ANY EQUIPMENT OUTSIDE OF BUILDING
4. ALL WORK SHALL BE COMPLETED TO CITY STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR INSPECTION AND TESTING PRIOR TO PUTTING NEW CONSTRUCTION INTO SERVICE.
5. SEE ELECTRICAL PLANS FOR ELECTRICAL CONDUIT LOCATIONS THROUGH OUT THE SITE.
6. CONTRACTOR SHALL VERIFY THE UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION.
7. GAS LINE TO BE COORDINATED WITH DOMINION ENERGY.
8. ALL STORMDRAIN / SEWER INLETS AND PIPING PER CITY STANDARDS

**LEGEND**

	EXISTING SANITARY SEWER		NEW STORM DRAIN
	EXISTING SANITARY MANHOLE		NEW 2'x2' CATCH BASIN
	NEW SANITARY SEWER LATERAL		NEW 2'x4' CATCH BASIN
	NEW SANITARY SEWER MANHOLE		EX 2'x4' CATCH BASIN
	EXISTING SECONDARY WATER LINE		EX POWER LINE
	EXISTING SECONDARY WATER METER		EX POWER POLE
	NEW SECONDARY WATER LINE		EX COMMS LINE
	NEW SECONDARY WATER METER		EX COMMS BOX
	EXISTING CULINARY WATER		EX GAS
	NEW CULINARY WATER LATERAL		PROPOSED TRENCHES
	EXISTING FIRE HYDRANT		
	NEW CULINARY WATER VALVE		
	EX CULINARY WATER VALVE		
	NEW CULINARY WATER METER		
	EX CULINARY WATER METER		

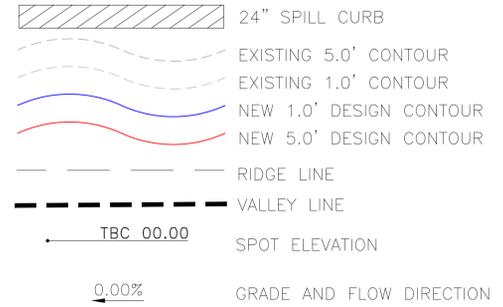
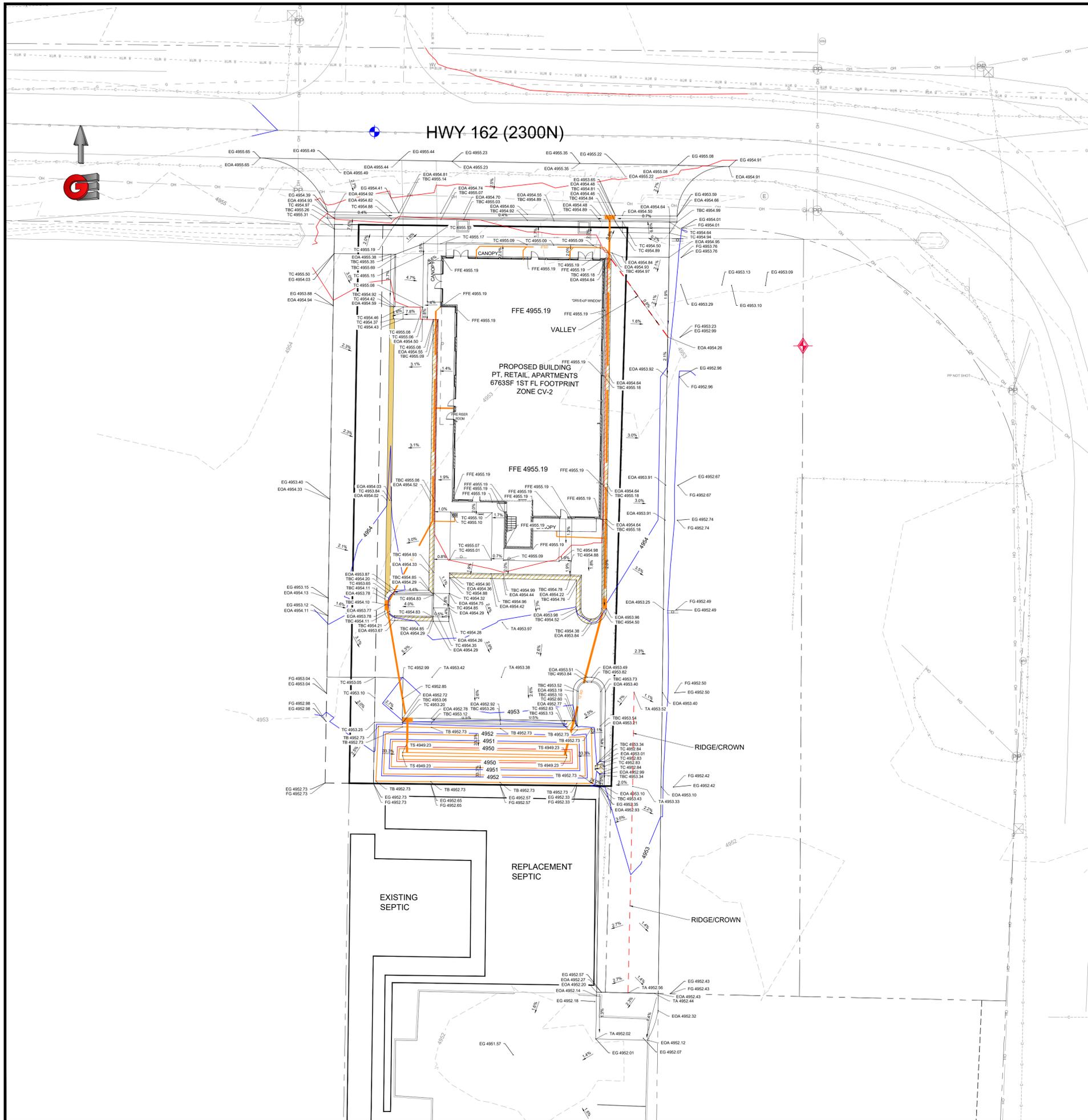


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REVISIONS	DESCRIPTION	DATE		



UTILITY PLAN  
 EDEN MIXED-USE DEVELOPMENT  
 5461E 2300N  
 EDEN, WEBER, UTAH

**GARDNER ENGINEERING**  
 CIVIL-LAND PLANNING  
 MUNICIPAL-LAND SURVEYING  
 5150 SOUTH 375 EAST OGDEN, UT  
 OFFICE: 801-476-0202 FAX: 801-476-0066



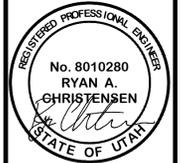
**GENERAL GRADING NOTES:**

- All work shall be in accordance with City Public Works Standard.
- Dust shall be controlled by watering.
- The location and protection of all utilities is the responsibility of the permittee.
- Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project. (See SWPPP plan)
- All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City.
- Elevations shown on this plan are finish grades. Rough grades are the subgrades of the improvements shown hereon.
- As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
- Accessible route to be a max. slope of 5% and a max. cross slope of 2% 2009 ANSI 117.403.3.
- Maximum elevation difference between the asphalt surface of the parking surface and the bottom of the concrete curb ramps or sidewalk height shall not exceed 1/4" vertical or 1/2" when beveled. 2009 ANSI 117.303.502.5.

**ABBREVIATIONS:**

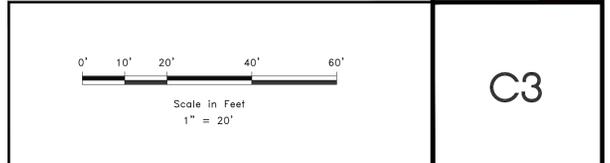
- EG - EXISTING GROUND
- GB - GRADE BREAK
- HP - HIGH POINT
- TBC - TOP BACK CURB
- LIP - LIP OF GUTTER
- EOA - EDGE OF ASPHALT
- FG - FINISHED GROUND
- TC - TOP OF CONCRETE
- TG - TOP OF GRATE
- FL - FLOWLINE
- TS - TOE OF SLOPE
- TB - TOP OF BANK
- RIM - RIM OF BOX
- FFE - FINISHED FLOOR ELEV

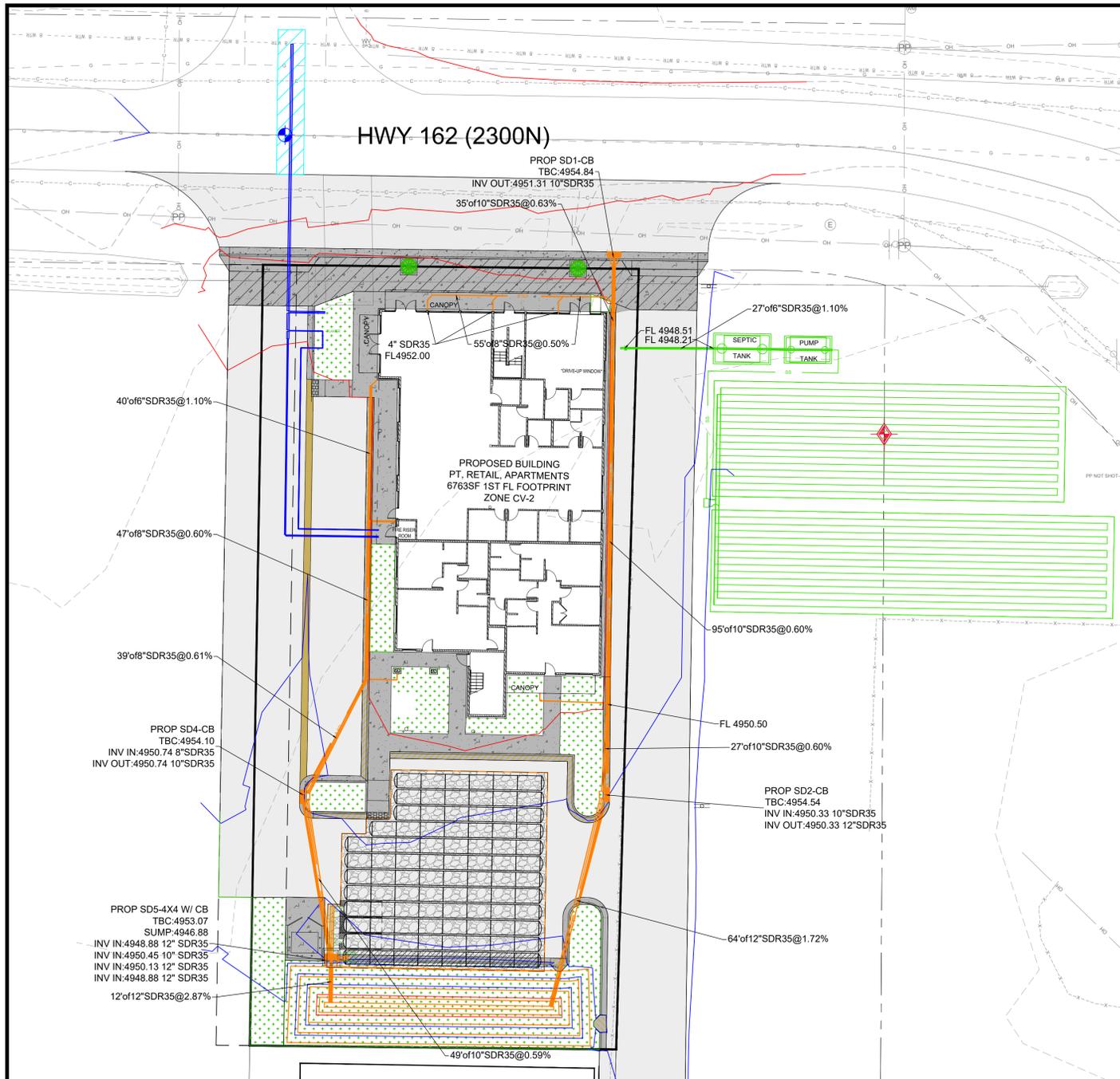
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REVISIONS	DESCRIPTION			
DATE				



**GRADING PLAN**  
**EDEN MIXED-USE DEVELOPMENT**  
**5461E 2300N**  
**EDEN, WEBER, UTAH**

**GARDNER ENGINEERING**  
 CIVIL-LAND PLANNING  
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 5150 SOUTH 375 EAST OGDEN, UT  
 OFFICE: 801.476.0202 FAX: 801.476.0066



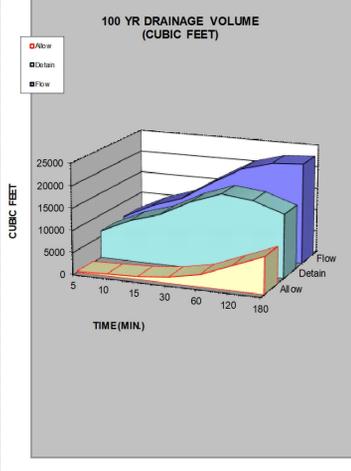


**FROERER - EDEN**  
EDEN, WEBER COUNTY, UTAH



Areas	Sq. Ft.	Acres	C	Runoff	Allow Release Rate (cfs/acre)	Q Allowable (cfs)
Hard Surface	20,932	0.4805	0.85	17792.2	65.06%	0.000
Buildings	6,763	0.1553	0.90	6086.7	21.02%	
Gravel	0	0.0000	0.30	0	0.00%	0.00
Landscape	4,479	0.1028	0.30	1343.7	13.92%	
<b>Total/Weighted</b>	<b>32,174</b>	<b>0.7386</b>	<b>0.78</b>	<b>25222.6</b>		

100yr	Runoff Vol (cf)	*Inch / Hr	Total Vol (cf)	Detain Vol (cf)
MIN	Allowable	i100	100 YEAR	Difference
5	0	7.58	1,317	1,317
10	0	5.77	2,005	2,005
15	0	4.77	2,486	2,486
30	0	3.21	3,346	3,346
60	0	1.99	4,148	4,148
120	0	1.16	4,836	4,836
180	0	0.802	5,015	5,015
360	0	0.455	5,691	5,691
720	0	0.289	7,229	7,229
1440	0	0.17	8,505	8,505

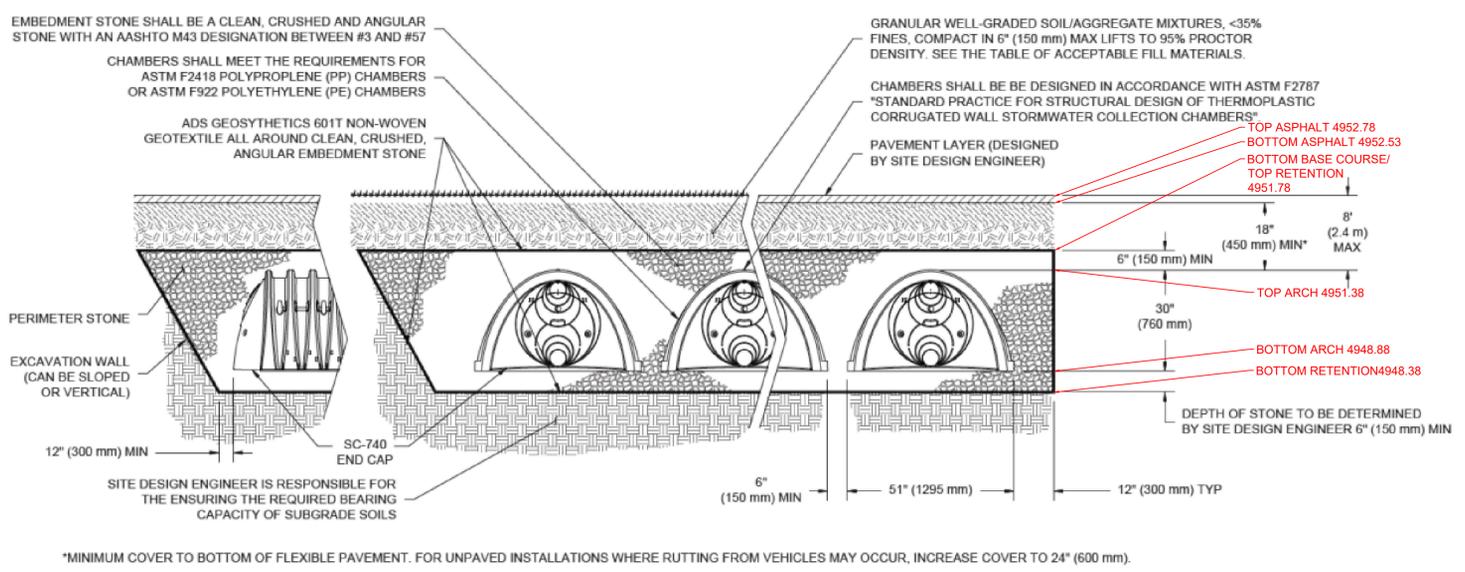


100 YEAR STORM RECOMMENDED MIN. VOLUME RETAINED	CUBIC FEET	CUBIC YARDS
	8,505	315

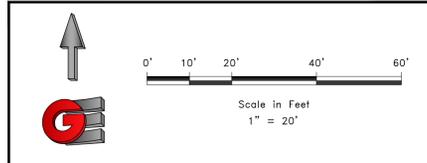
**RETENTION SUMMARY:**

RETENTION VOLUME REQUIRED = 8505 CUFT  
 DETENTION POND VOLUME PROVIDED = 8644 CUFT  
 (1468 CUFT OPEN RETENTION, 7176 CUFT (ADS SC-740 SYSTEM) UNDERGROUND RETENTION)

SEE SHEET C9 FOR MORE  
DETAIL OF RETENTION SYSTEM



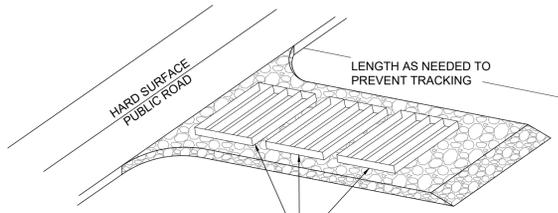
**StormTech® SC-740**



SCALE: 1" = 20' DATE: 3-16-23 DESIGN: RFR/RC DRAWN: RFR CHECKED: [ ] DWG#: 23-1327 - WADSWORTH - FROERER DESIGN, DWA, FROERER DESIGN, 3-14-23.DWG	REVISIONS DESCRIPTION DATE	REGISTERED PROFESSIONAL ENGINEER No. 8010280 <b>RYAN A. CHRISTENSEN</b>  STATE OF UTAH	<b>RETENTION PLAN</b> <b>EDEN MIXED-USE DEVELOPMENT</b> <b>5461E 2300N</b> <b>EDEN, WEBER, UTAH</b>
<b>GARDNER ENGINEERING</b> CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066			
<b>C4</b>			

**EROSION CONTROL NOTES:**

1. SANDBAGS WILL BE PLACED AT DISCHARGE LOCATIONS TO CONTAIN AND DIVERT STORM WATER THROUGH THE INLET PROTECTION.
2. AN EARTHEN BERM 6" HIGH WILL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIVERT IT TO DISCHARGE AREAS.
3. STORM WATER WILL BE DISCHARGED INTO AN EXISTING DRAINAGE SYSTEM. EXISTING LINES SHALL BE INSPECTED PRIOR TO CERTIFICATE OF OCCUPANCY AND CLEANED IF NECESSARY.
4. THE STORM WATER POLLUTION PREVENTION PLAN SHALL CONFORM TO ALL STATE DIVISION OF ENVIRONMENTAL PROTECTION REGULATIONS.



A SERIES OF STEEL PLATES (3 OR MORE) WITH RUMBLE STRIPS OR MIN. 3" COARSE AGGREGATE.

**ENTRANCE STABILIZATION NOTES:**

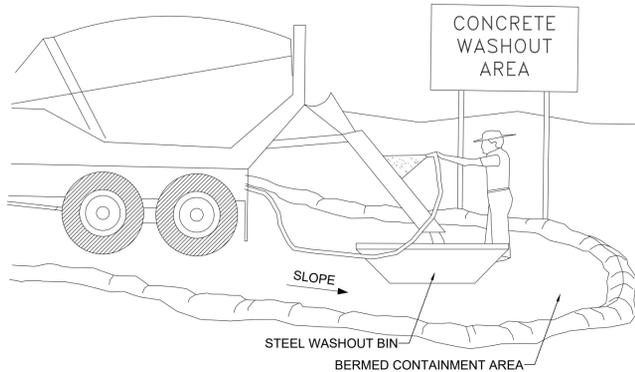
1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
  - a. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY AND SIDEWALK OR PARKING AREA.
  - b. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN. 3" COARSE AGGREGATE WITH LENGTH, WIDTH AND THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

**STREET MAINTENANCE NOTES:**

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

**NOTE:**

CONTRACTOR SHALL COMPLETE AND SUBMIT A STATE NOTICE OF INTENT (NOI) AND A STORM WATER POLLUTION PREVENTION PLAN BOOKLET

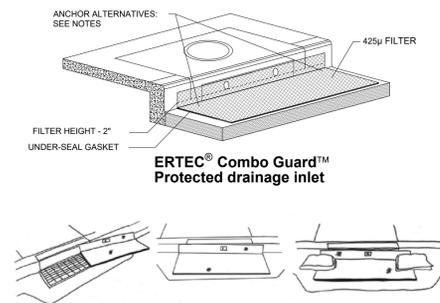


**NOTES:**

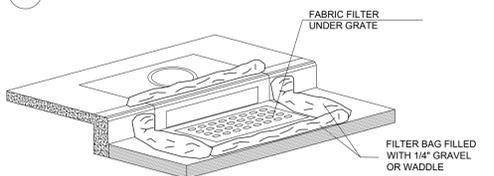
1. EXCESS AND WASTE CONCRETE SHALL BE DISPOSED OF OFF SITE OR AT DESIGNATED AREAS ONLY.
2. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
3. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS ONSITE, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED.
4. ONSITE CONCRETE WASHOUT CONTAINMENT FACILITY SHALL BE A STEEL BIN OR APPROVED ALTERNATE.
5. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.

**INSTALLATION NOTES**

1. **PLACEMENT:** PLACE CG TIGHTLY AGAINST CURB OPENING AND COVER ENTIRE GRATE. CG SHOULD EXTEND AT LEAST 2 INCHES PAST GRATE TOWARDS STREET.
2. **OVERLAP FOR LONG OPENINGS:** OVERLAP CG UNITS AT LONGER OPENINGS.
3. **ANCHOR:** ANCHOR CG SO THAT WATER CANNOT FLOW BEHIND IT.
4. **ALTERNATE ANCHOR METHODS:** A) INSTALL GRAVEL BAGS AT EACH SIDE OF CG - HALF-ON AND HALF-OFF THE EDGES. USE HALF-FILLED GRAVEL BAGS (15 OR 20 LBS). ROUND ROCK IS RECOMMENDED. OR B) ATTACH WITH 16 GAUGE TIE-WIRE. CUT WIRE TO 18" LENGTH. AT EACH CORNER OF CG, FEED ONE END OF WIRE DOWN THROUGH CG, AROUND GRATE BAR, AND BACK UP THRU CG. ABOVE GROUND, TWIST WIRES SEVERAL TIMES, CUT-OFF EXCESS. OR C) FASTEN WITH CONCRETE ANCHORS/NAILS AT THE OUTSIDE EDGES OF CG.



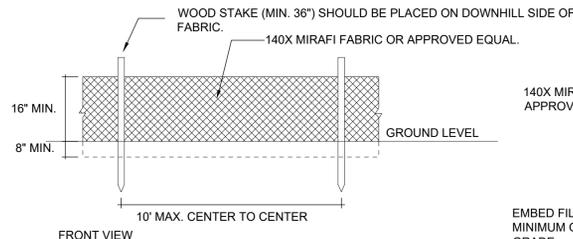
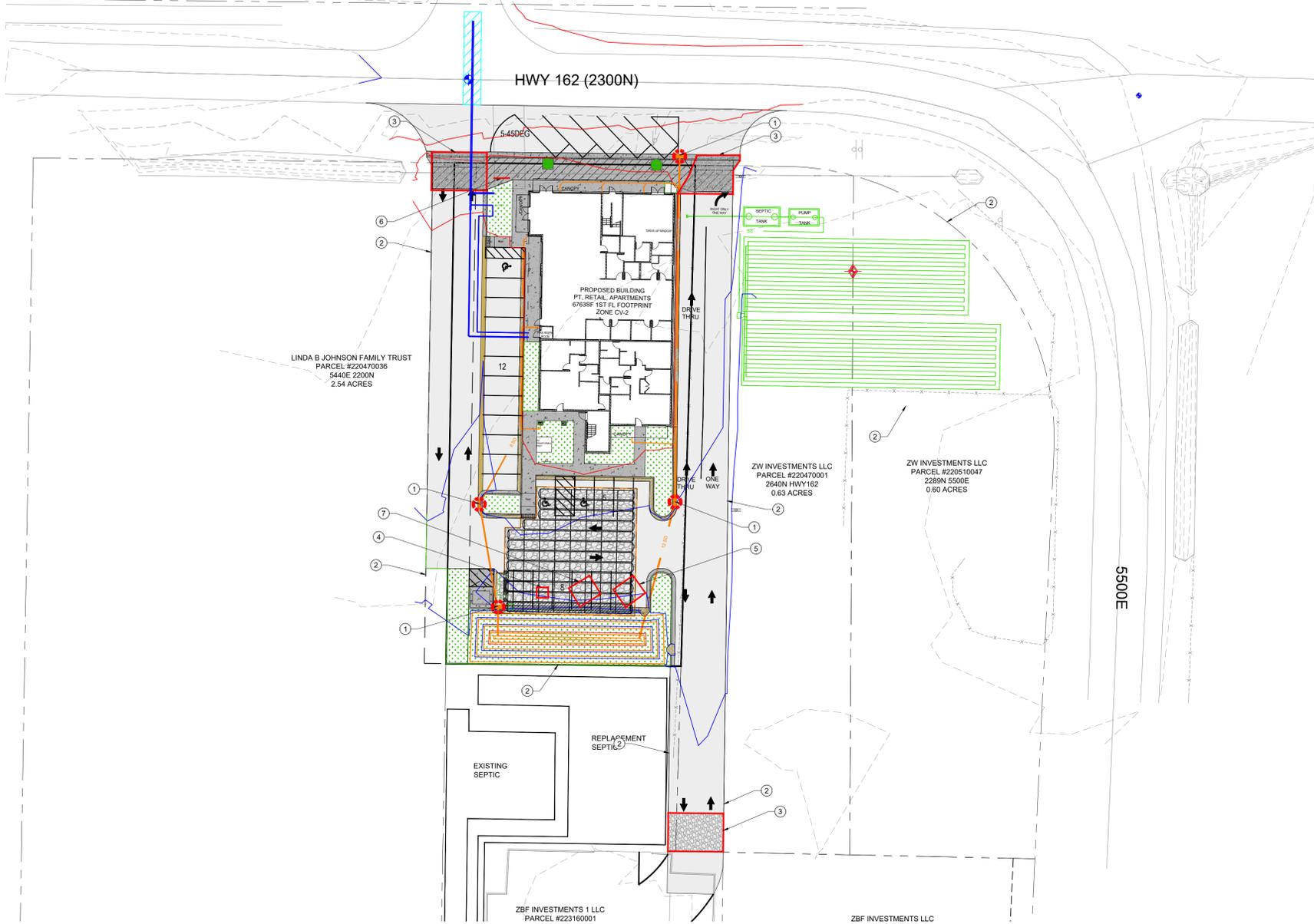
**1A INLET PROTECTION - OPTION 1**



**1B INLET PROTECTION - OPTION 2**

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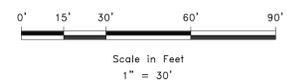
HWY 162 (2300N)



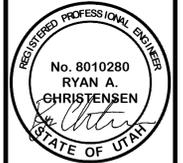
**2 SILT FENCE**

TO ADD OR REMOVE AS NEEDED PER CONTRACTOR AND SITE NEEDS. UPDATE SWPPP AS NEEDED

- 1 INLET PROTECTION (EITHER OPTION)
- 2 SILT FENCE (TYP.)
- 3 STABILIZED ENTRANCE W/ TRACKING PAD
- 4 PORTABLE TOILET
- 5 CONCRETE WASHOUT AREA
- 6 SWPPP POSTED
- 7 GARBAGE DUMPSTER



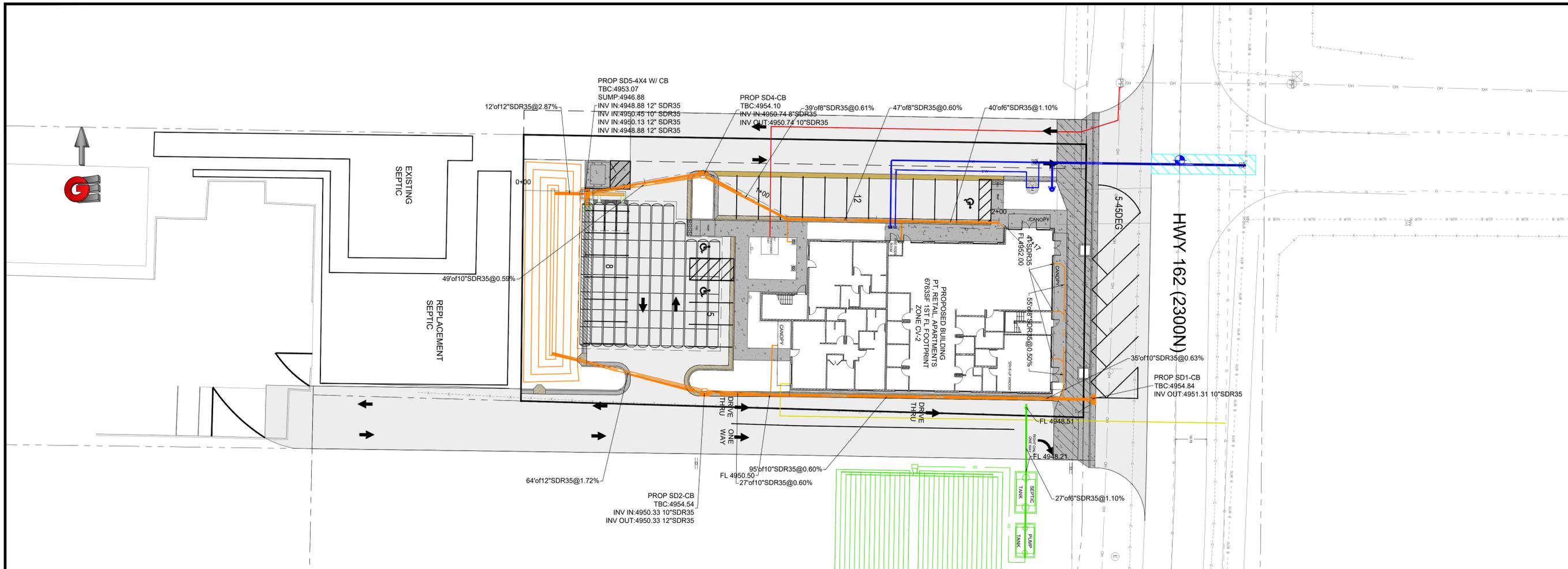
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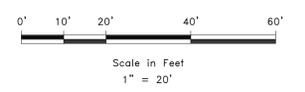
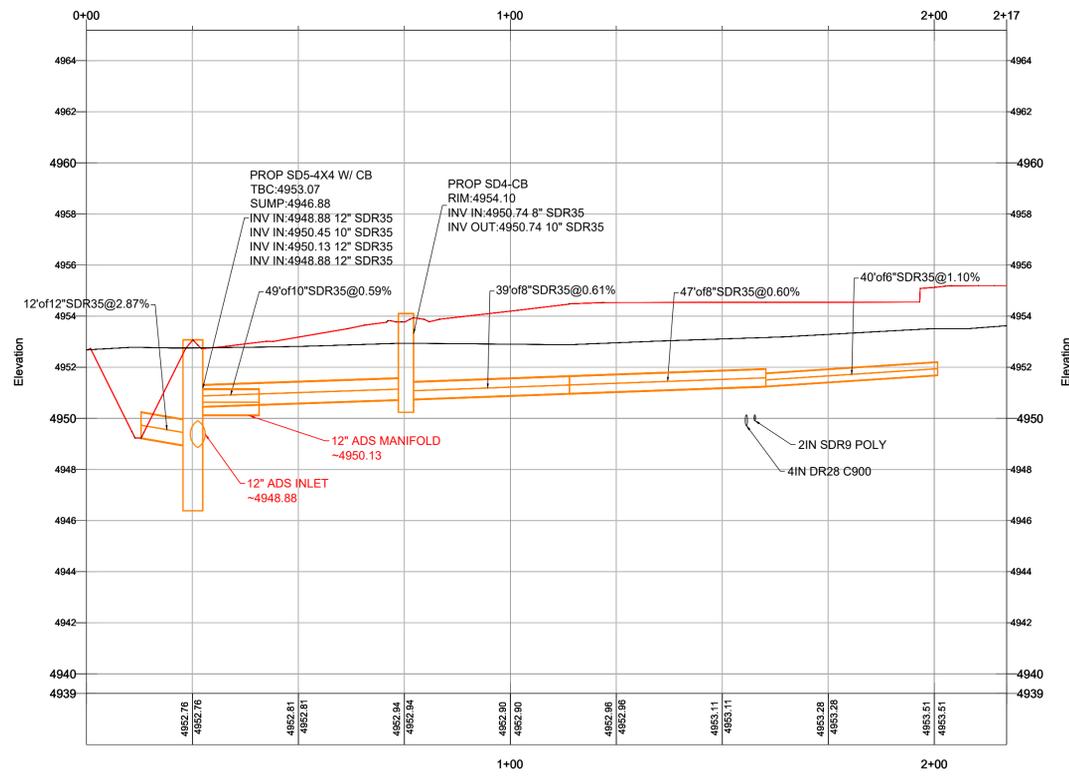
SWPPP  
 EDEN MIXED-USE DEVELOPMENT  
 5461E 2300N  
 EDEN, WEBER, UTAH

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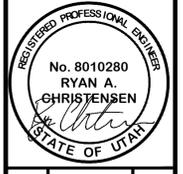
**C5**



WEST SD LINE PROFILE

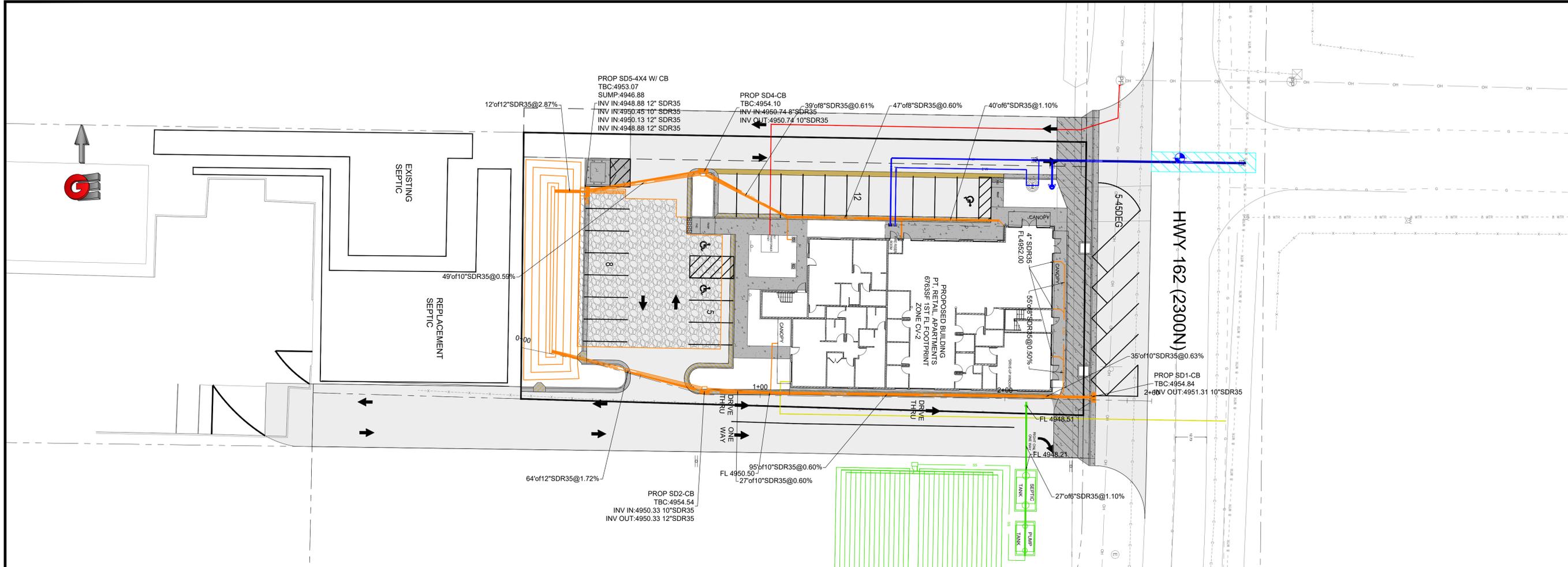


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DWG.	SL2327 - WADSWORTH - PROGRESS DESIGN (DWG) PROBER DESIGN 3-14-23.DWG

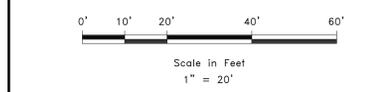
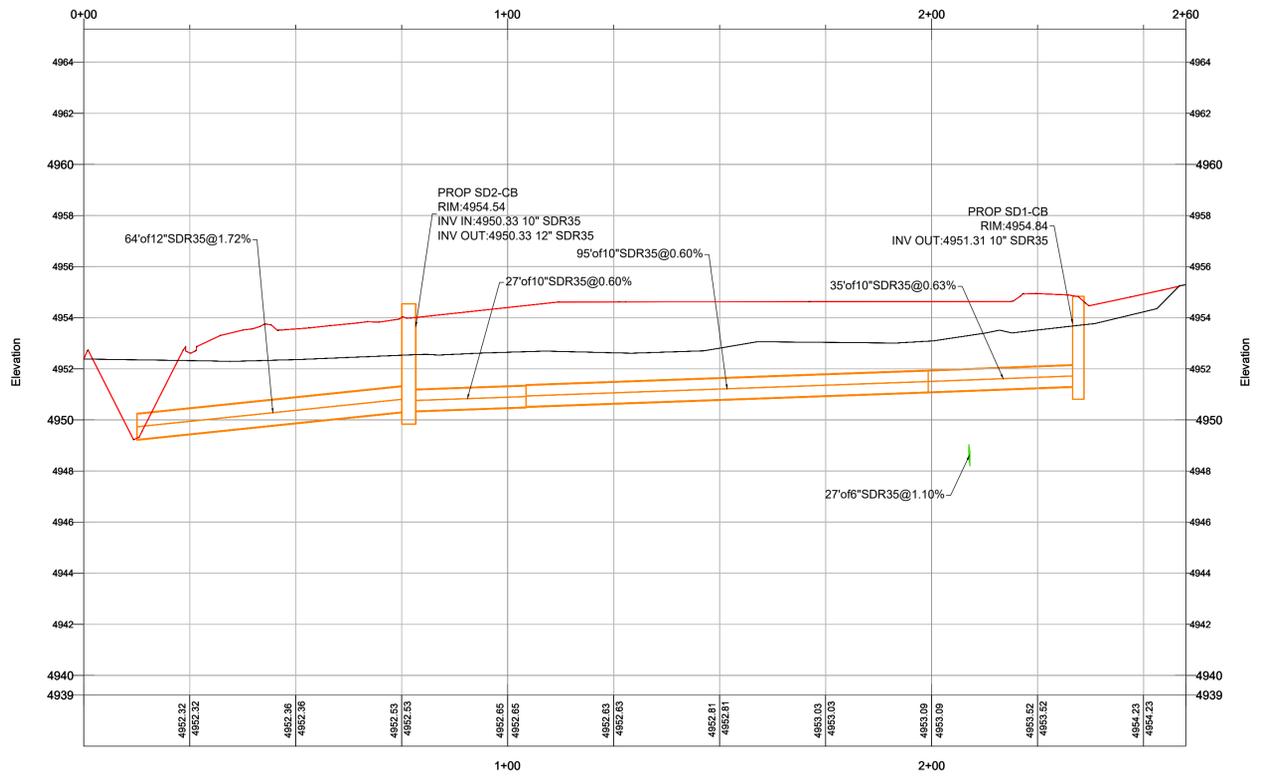


PLAN AND PROFILE STORM WEST  
 EDEN MIXED-USE DEVELOPMENT  
 5461E 2300N  
 EDEN, WEBER, UTAH

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EAST SD LINE PROFILE



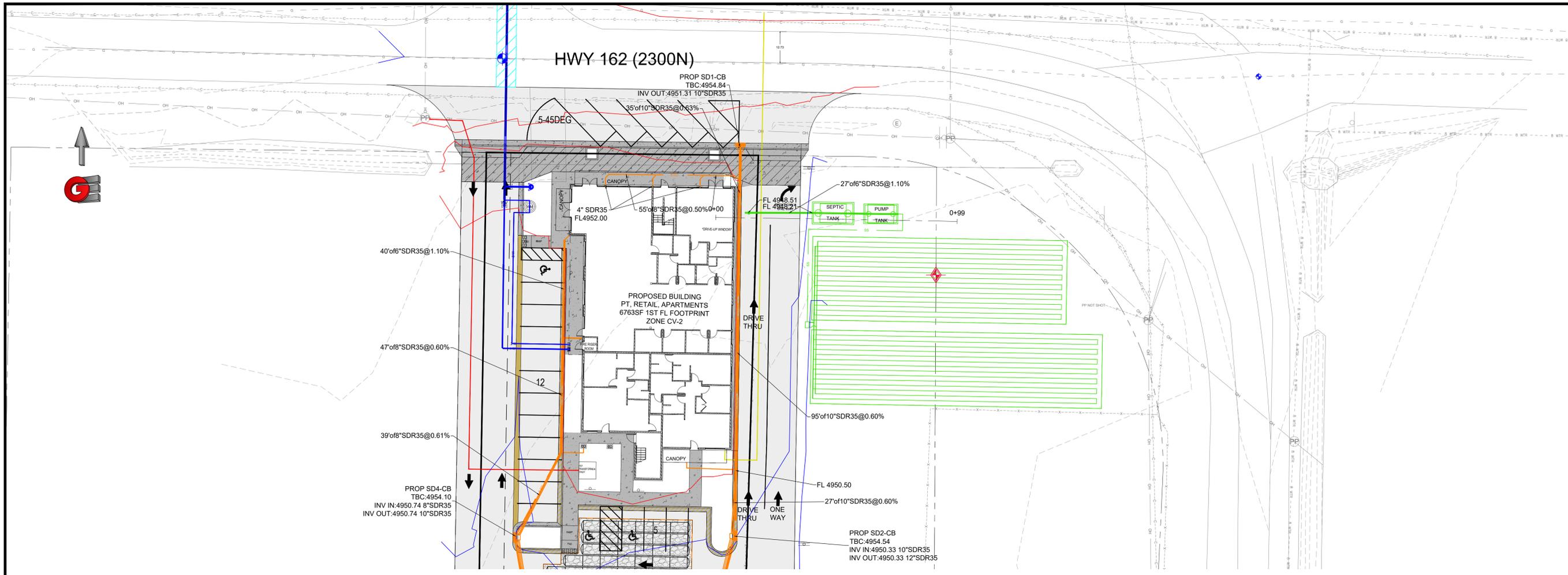
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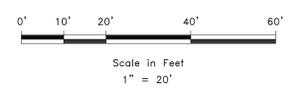
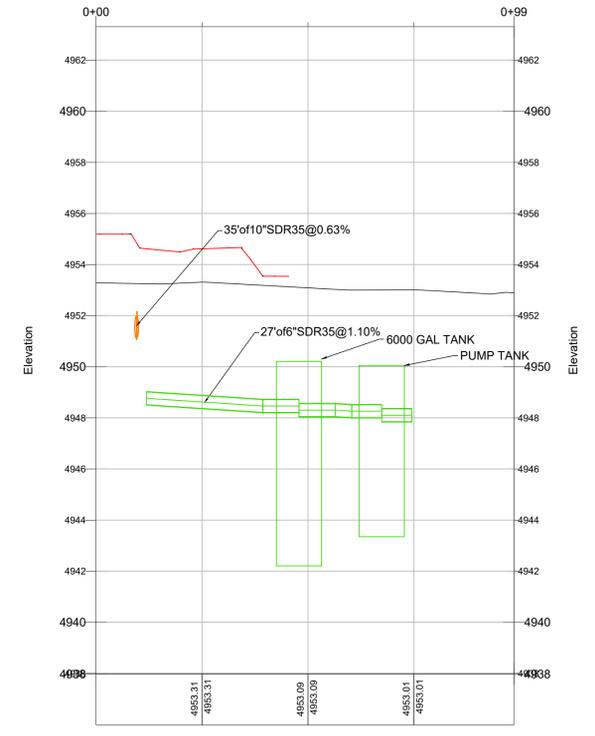
PLAN AND PROFILE STORM EAST  
 EDEN MIXED-USE DEVELOPMENT  
 5461E 2300N  
 EDEN, WEBER, UTAH

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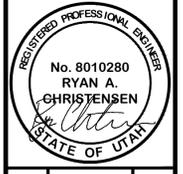
C6A



SEPTIC LATERAL PROFILE



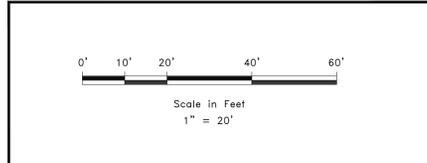
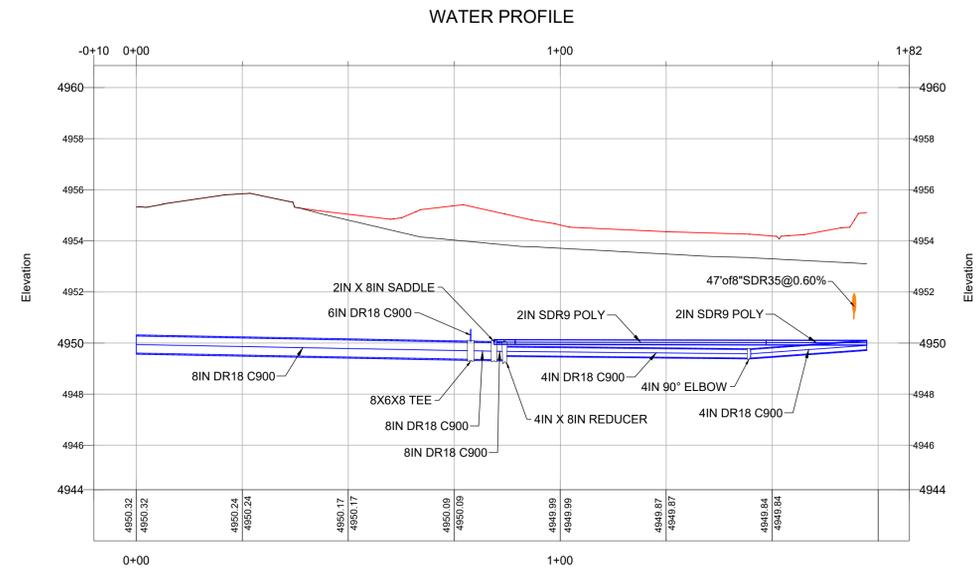
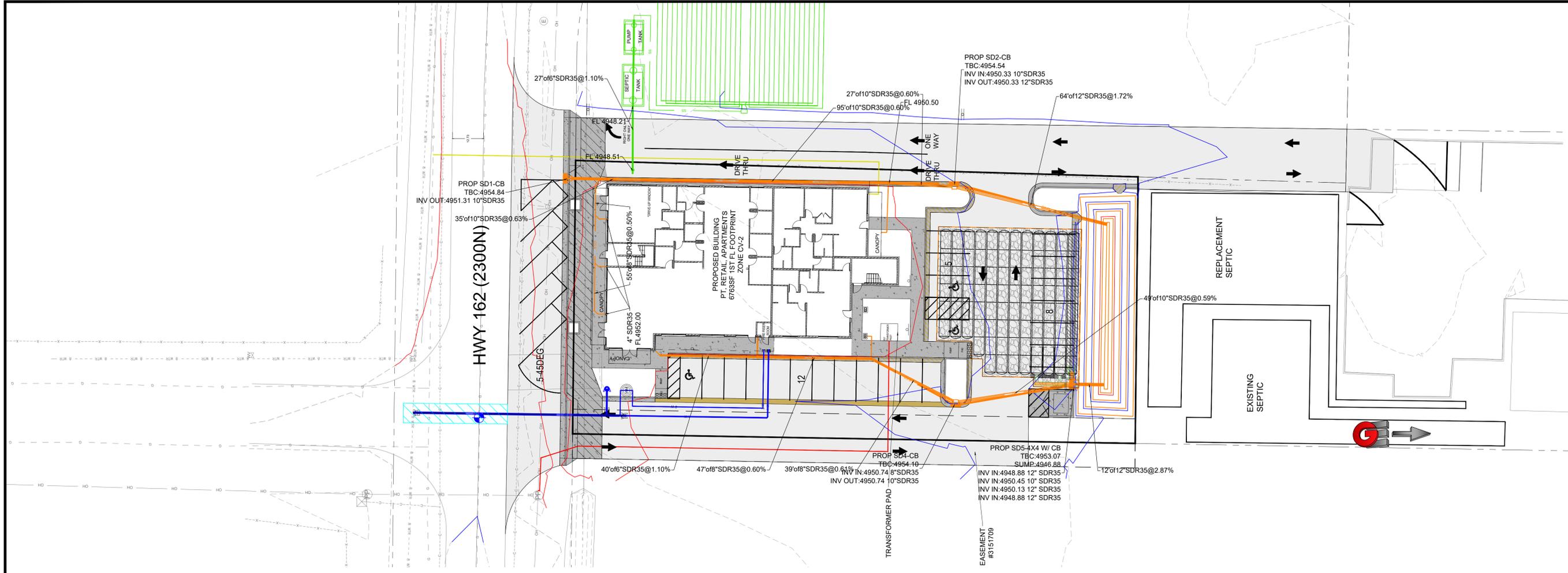
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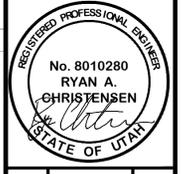
PLAN AND PROFILE B SEWER  
 EDEN MIXED-USE DEVELOPMENT  
 5461E 2300N  
 EDEN, WEBER, UTAH

**GARDNER ENGINEERING**  
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C6B



REVISIONS	DATE	DESCRIPTION

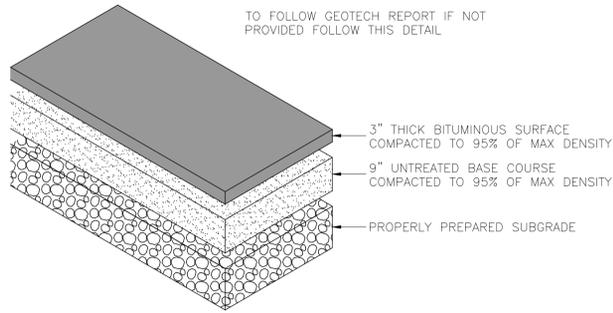


**PLAN AND PROFILE C WATER**  
**EDEN MIXED-USE DEVELOPMENT**  
**5461E 2300N**  
**EDEN, WEBER, UTAH**

**GARDNER ENGINEERING**  
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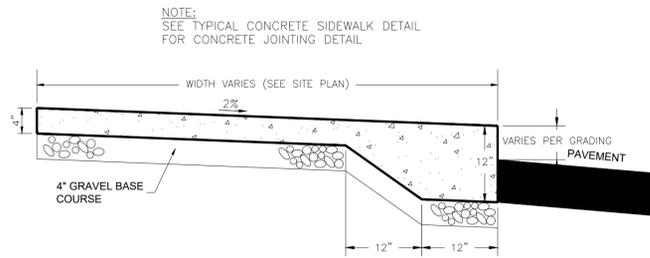
C6C

SCALE: 1" = 20'  
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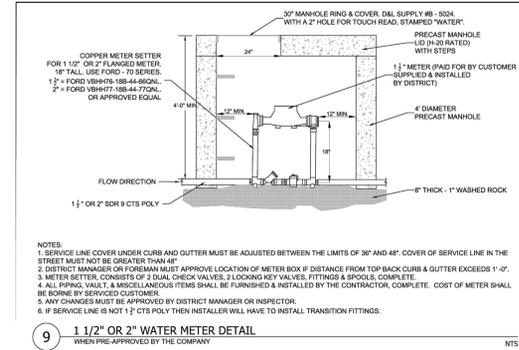
1 DETAIL 1 - SITE ASPHALT

Scale: NTS



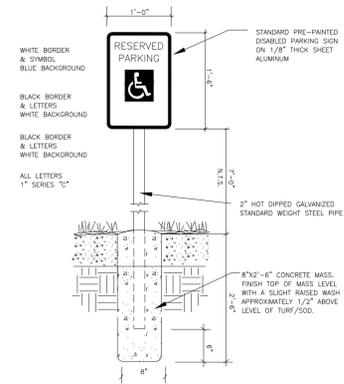
5 DETAIL 5 - SITE THICKENED EDGE SIDEWALK

Scale: NTS



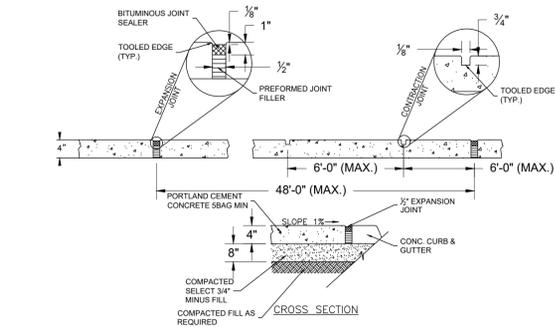
9 DETAIL 9 - EDEN WATER 2" METER

Scale: NTS



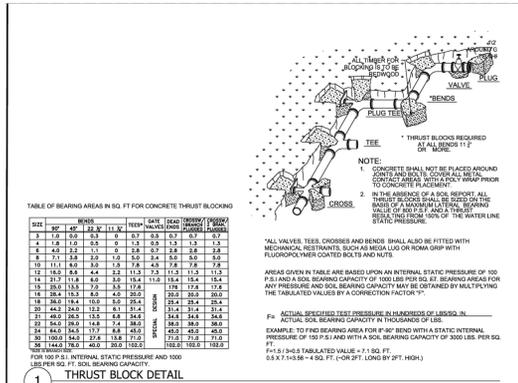
13 DETAIL 13

Scale: NTS



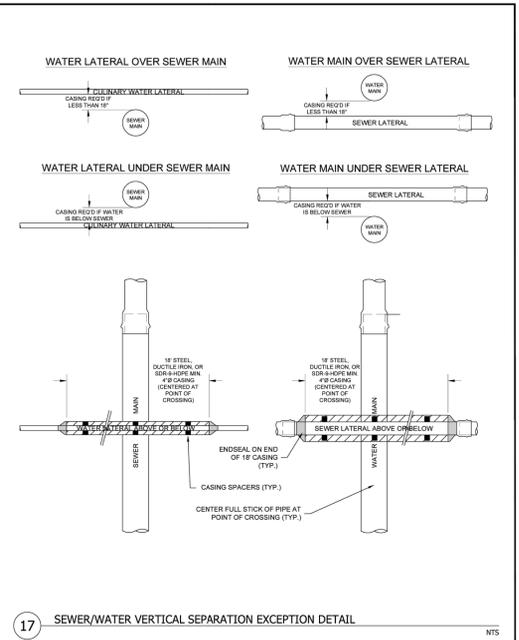
2 DETAIL 2 - SITE SIDEWALK

Scale: NTS



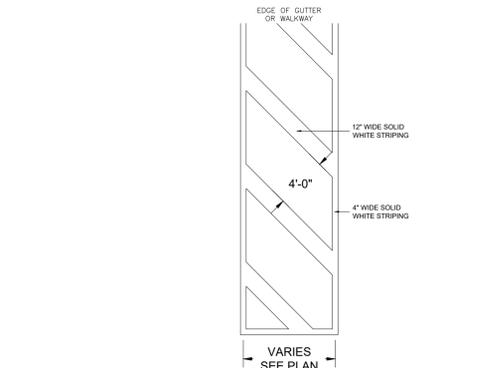
6 DETAIL 6 - EDEN WATER THRUST BLOCK DETAIL

Scale: NTS



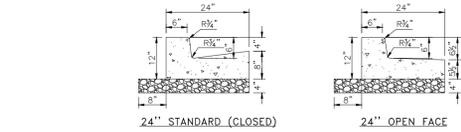
11 DETAIL 11 - WATER LINE CASING DETAIL

Scale: NTS



14 DETAIL 14

Scale: NTS

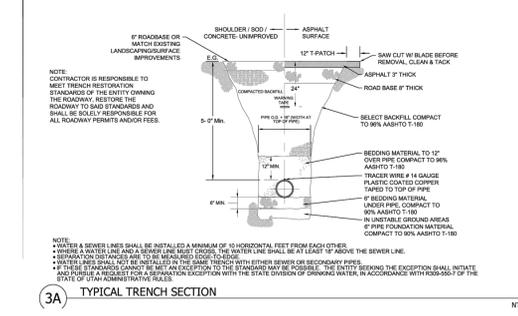


TYPICAL 24" CURB AND GUTTER

- CURB AND GUTTER CONSTRUCTION NOTES:
- OPEN FACE GUTTER SHALL BE CONSTRUCTED WHERE DRAINAGE IS DIRECTED AWAY FROM CURB.
  - OPEN FACE CURB & GUTTER LOCATIONS ARE INDICATED BY HATCHING AND NOTES ON THE GRADING PLAN.
  - IT IS THE RESPONSIBILITY OF THE SURVEYOR TO ADJUST TOP OF CURB GRADES AT THE TIME OF CONSTRUCTION STAKING.
  - REFER TO THE TYPICAL DETAILS FOR STANDARD (CLOSED) AND OPEN FACE CURB AND GUTTER FOR DIMENSIONS.
  - TRANSITIONS BETWEEN OPEN FACE AND STANDARD (CLOSED) CURB AND GUTTER ARE TO BE SMOOTH. HAND FORM THESE AREAS IF NECESSARY.

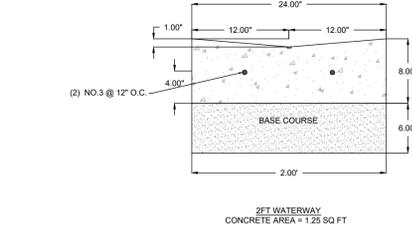
3 DETAIL 3 - SITE 2' CURB AND GUTTER

Scale: NTS



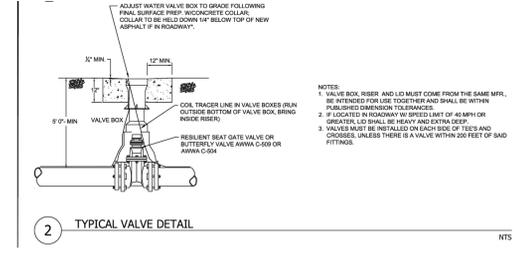
7 DETAIL 7 - EDEN WATER TRENCH DETAIL

Scale: NTS



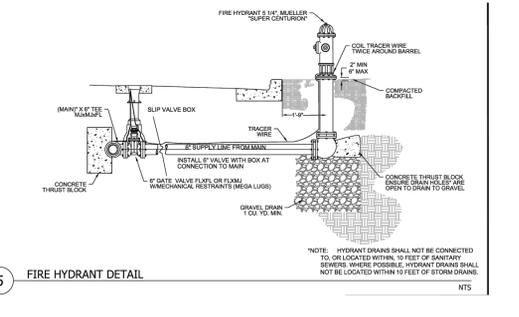
4 DETAIL 4 - SITE 2' WATERWAY

Scale: NTS



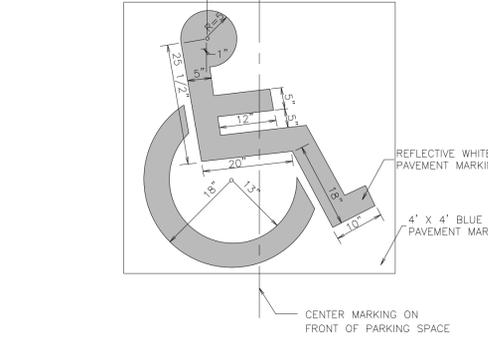
8 DETAIL 8 - EDEN WATER WATER VALVE

Scale: NTS



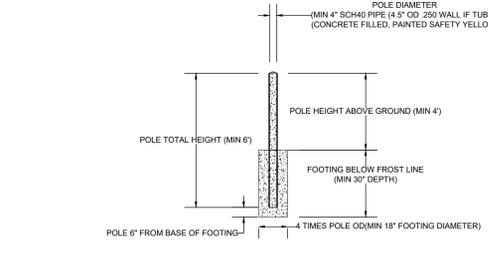
12 DETAIL 12 - EDEN WATER HYDRANT

Scale: NTS



15 DETAIL 15

Scale: NTS



16 DETAIL 16 - 4" BOLLARD

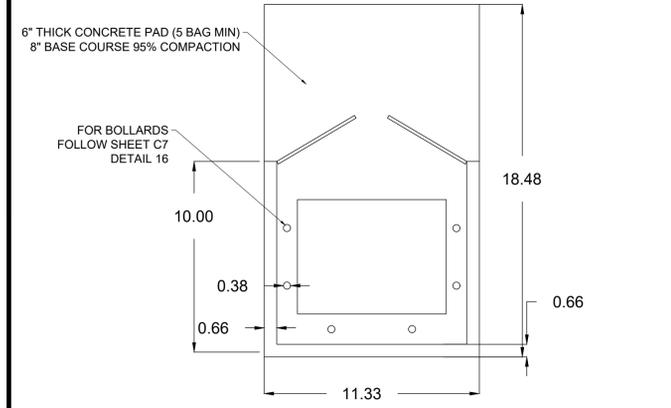
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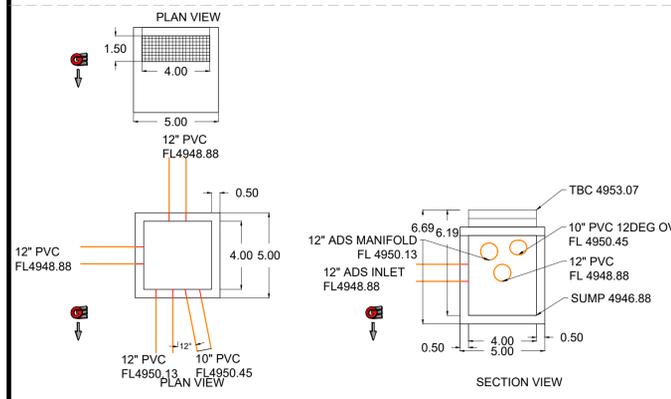
STANDARD DETAILS  
EDEN MIXED-USE DEVELOPMENT  
5461E 2300  
EDEN, WEBER, UTAH



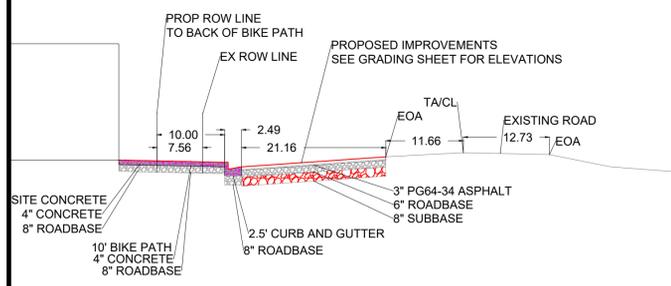
C7



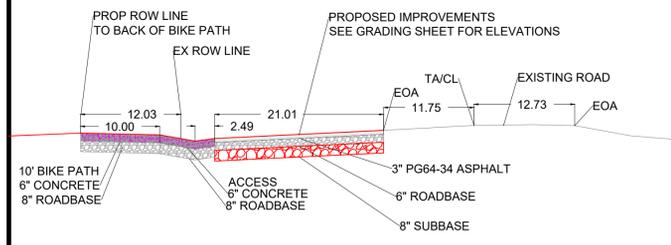
1 DETAIL 1 - 8" CMU TRASH ENCLOSURE Scale: NTS



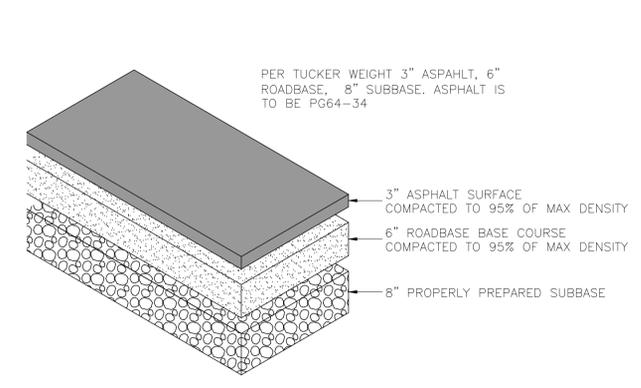
2 DETAIL 2 - SD5 4X4 BOX Scale: NTS



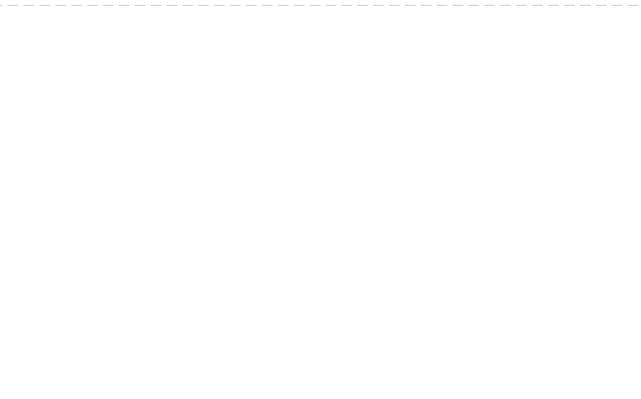
3 DETAIL 3 - PROPOSED FRONTAGE ROW SECTION Scale: NTS



4 DETAIL 4 - PROPOSED ACCESS ROW SECTION Scale: NTS



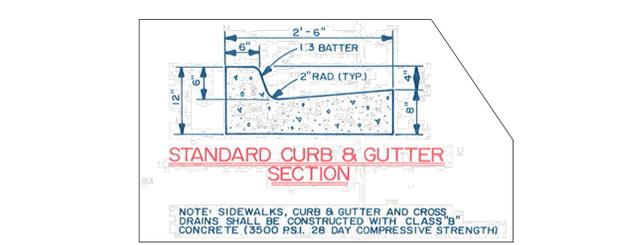
5 DETAIL 5 - WC ASPHALT SECTION DETAIL Scale: NTS



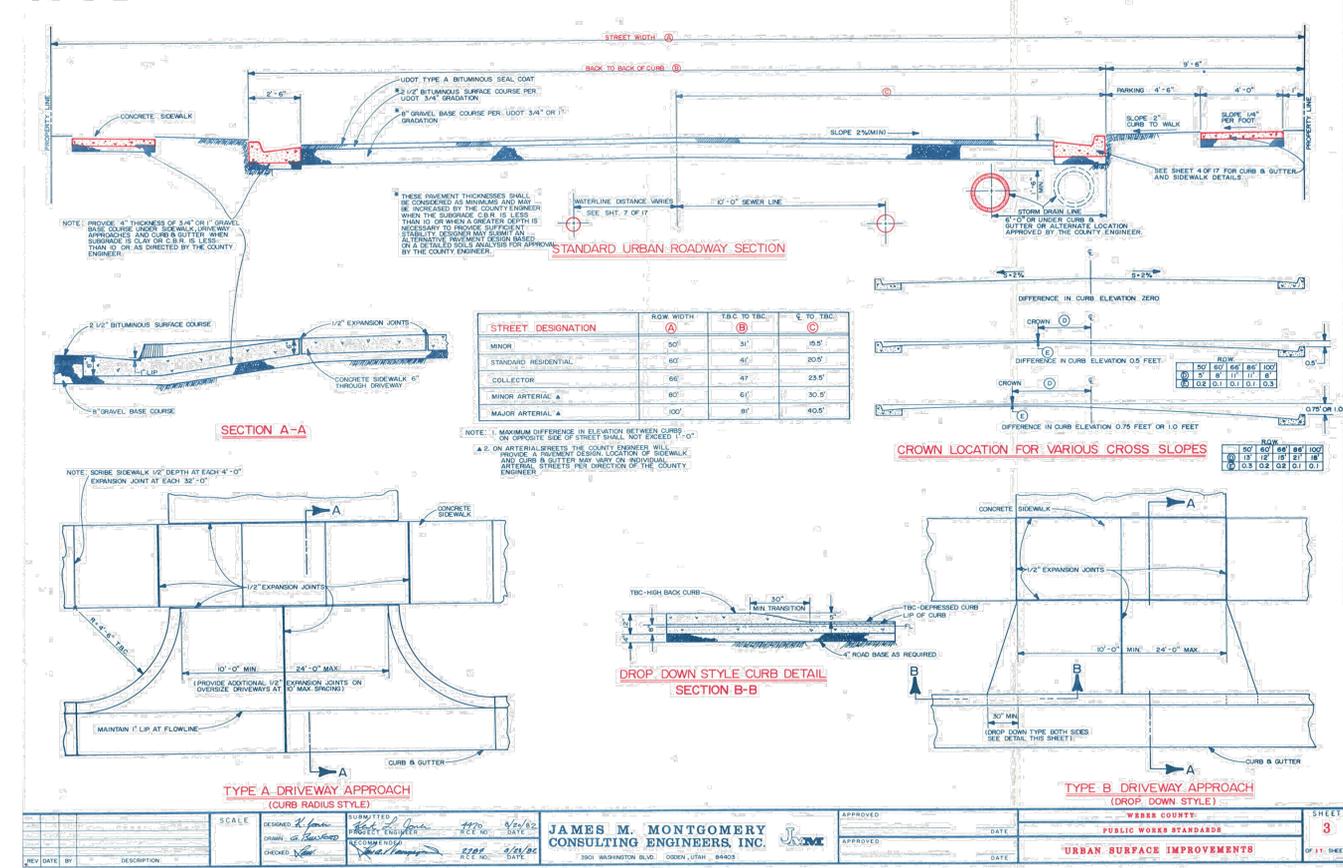
6 DETAIL 6 Scale: NTS



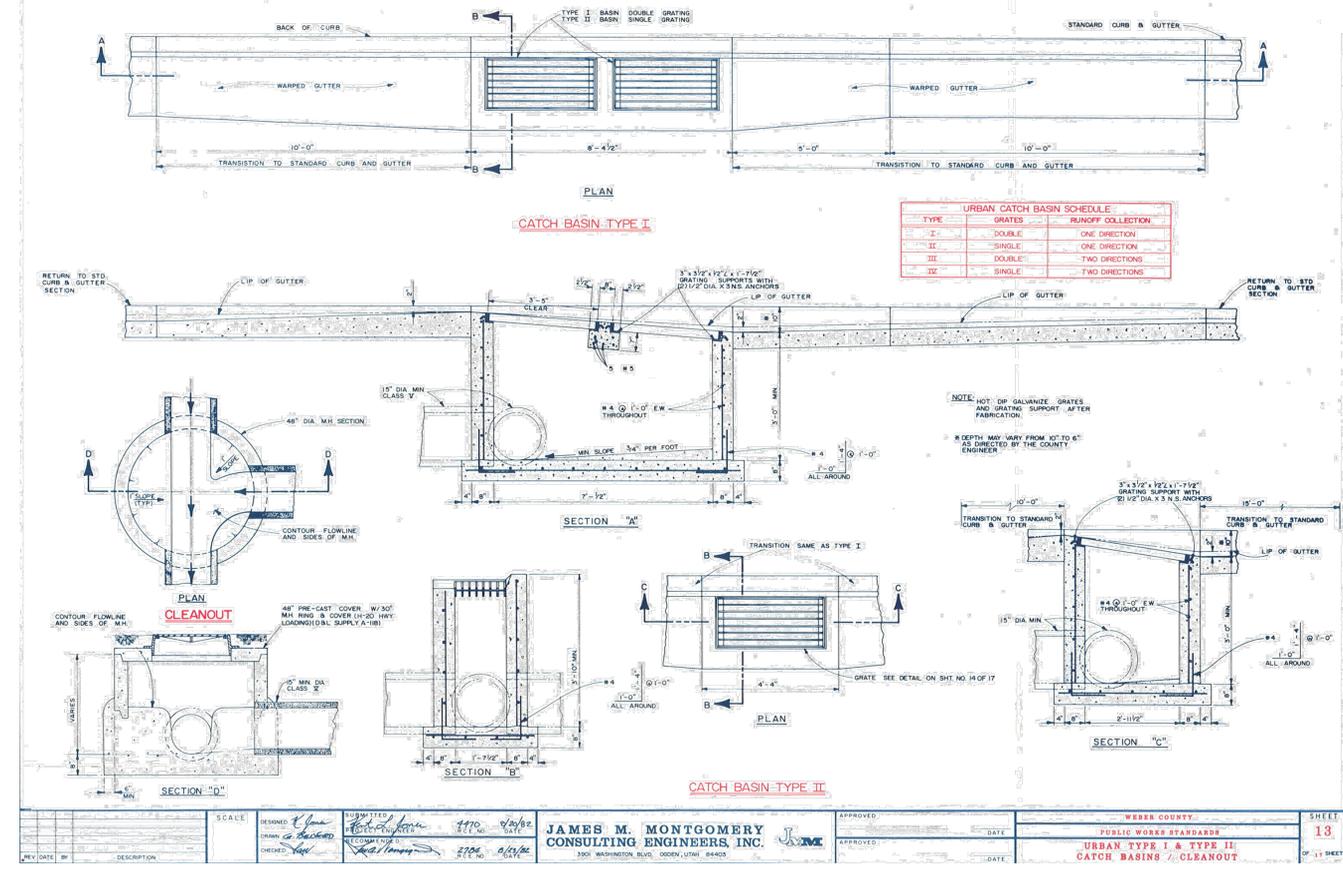
7 DETAIL 7 Scale: NTS



8 DETAIL 8 - WC CURB AND GUTTER Scale: NTS



10 DETAIL 10 - WC SIDEWALK/ACCESS Scale: NTS



11 DETAIL 11 - WC CATCH BASIN Scale: NTS

REVISIONS	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER  
No. 8010280  
RYAN A. CHRISTENSEN  
STATE OF UTAH

STANDARD DETAILS - 2  
EDEN MIXED-USE DEVELOPMENT  
5461E 2300N  
EDEN, WEBER, UTAH

**GARDNER ENGINEERING**  
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C8

